



CSJ PLANNING

Job Ref JB5180
Date: 4th January 2016

Strategic Planning Policy and Specialist Advice Team
Environment and Community Services Department
PO Box 299
Civic Centre
Bristol
BS15 0DR

By Email Only - planningldf@southglos.gov.uk

Dear Sirs

**POLICIES, SITES AND PLACES DEVELOPMENT PLAN DOCUMENT – REGULATION 18
CONSULTATION, CALL FOR SITES**

I write in respect of land at Bromley Heath Road, Downend, Bristol. This letter accompanies the Call for Sites response form and includes as an attachment a site plan indicating the ownership.

The site has been the subject of previous promotion through the development plan process, including during consultation for the Policies and Sites and Places Plan (October 2013), through a pre application enquiry and response [REDACTED] and representations made on the Joint Strategic Planning Strategy – Call for Sites in March 2015.

The Site

As stated above the site is in the ownership of a number of parties, including a proportion by South Gloucestershire Council. The site has been promoted comprehensively in the past for employment purposes. The current representations promote the site for up to 150 dwellings with the remainder of the site being allocated for employment purposes. This would allow for a certain amount of cross subsidy between the housing receipt's and the wider infrastructure costs in providing the employment uses.

Whilst these representations have been made on behalf of our clients, [REDACTED] this representation was made with the knowledge and consent of the other land owners. It should be noted that the circa 2 hectares of land owned by South Gloucestershire Council has been subject to a planning approval (Ref PT14/4020/F) for a solar panel installation, which is in the process of being implemented.

The site is located within the Bristol/Bath Green Belt, on Bristol City's eastern fringe. The site is contained within three substantial boundaries, namely the M4 and the Avon Ring Road (A4174) and the valley formed by the River Frome.

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CSJ PLANNING 1 HOST STREET BRISTOL BS1 5BU

[REDACTED] WWW.CSJ-PLANNING.CO.UK



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Development Potential

We consider that the site offers the opportunity to deliver up to 150 dwellings and a significant level of employment land in a well-connected sustainable location. The site is well located strategically, with immediate access onto the M4, M32, Parkway Station and the Metro Bus Route. The North Fringe to Hengrove Metro bus route will connect key employment hub with key residential areas in the north and south of the City. This site is therefore very well positioned to utilise this rapid transit system. This is evidenced by a metro bus stop being proposed to be located just east of the site. Originally the Metro bus stop was considered to be located at the centre of the site but this was subsequently removed.

It is evident from previous consultation that the Council's principle concern with development of this site is the location of the site within Green Belt. The Council undertook a strategic Green Belt Assessment in December 2011 in response to concerns raised by the Inspector examining South Gloucestershire Draft Core Strategy in relation to the Councils approach to assessing the Green Belt surrounding the City of Bristol. In the Inspectors interim findings (2012) he stated;

"I am unconvinced by the Councils approach to this Green Belt. I appreciate that there are parts of the district where alterations to boundaries would be inappropriate but I consider the Council has not looked in significant detail at its Green Belt areas. As a result it has failed to seize the opportunity to adjust boundaries where the impact on Green Belt purposes would be limited".

It is our view that if the Council had undertaken a more detailed assessment of the Green Belt they would have concluded that this parcel of land does not fulfil the purposes of Green Belt as defined in the National Planning Policy Framework. Indeed, South Gloucestershire Council have granted a planning consent on part of the land for a Solar Panel installation. In the case of the solar panel installation the Committee Report has stated that it considered that very special circumstances had been put forward, along with limited impact on the openness to the Green belt. However, it also concluded that the site has a very secluded position between two major road arteries which coupled with significant planting would mean the solar installation would have very little impact on the openness to the Green Belt.

We are firmly of the belief that this land does not meet the Green Belts purposes as prescribed in the NPPF and as such should not be retained within the designation. It provides an opportunity for mixed use sustainable development without the need to "leap frog" the Green Belt to outlying settlements beyond. The development of this site would also allow for improved landscaping along the site boundary and the River Frome footpath.

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Conclusion

We believe that the site offers a significant opportunity to deliver housing and employment to the local area, whilst also presenting a unique prospect to encourage the formation of more sustainable communities, reducing the significant numbers of local residents currently, and projected to be depending on out commuting. The release of this land from Green Belt designation, will in our view, be a strategically sustainable approach to meeting the needs of housing and employment within South Gloucestershire and the north fringe of Bristol.

Kind regards



Jeremy Bradon
Director



Encs:

Call for Sites Form
Site Location Plan (including ownerships)



Policies, Sites and Places Plan – Call for Sites Response Form

This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: www.southglos.gov.uk/PSPconsultation

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or planningLDF@southglos.gov.uk

1. YOUR DETAILS

Ref Number (for office use only)

Name

Jeremy Bladon

Company/Organisation
(if relevant)

CSJ Planning Consultants Ltd

Address

1 Host Street
Bristol

Postcode

BS1 5BU

Telephone



Email address



I am
(please tick all those that apply)

Owner of part of the site	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Planning consultant	<input checked="" type="checkbox"/>	Developer	<input type="checkbox"/>
Affordable Housing Provider	<input type="checkbox"/>	Amenity/Community Group	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Other	<input type="checkbox"/>

2. SITE DETAILS

Site address

[Land at Bromley Heath Road, Downend, Bristol, South Gloucestershire](#)

Site Postcode

[BS16 6AP](#)

Grid ref. (if known)
e.g. 367712,177756

Site area (hectares)

[15 ha](#)

Current use(s)

[Agricultural; landscape buffer/woodland along River Frome and solar panel scheme on 2 ha \(App ref PT14/4020/F\)](#)

Relevant Planning History
(if known please include any relevant planning application reference number(s) and confirm if the site has previously been submitted in response to a call for sites for the PSP or other Local Plan process).

[Pre Application Submission \(2013\) and response in September 2013 \(ref \[REDACTED\] Joint Strategic Planning Strategy – call for sites submission – March 2015. Planning Approval PT14/4020/F – Solar PV Scheme.](#)

3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

Mixed use residential and employment with associated landscape, open space. Capacity for approximately 150 dwellings and some 9 ha of B1, B2 and B8 floorspace.

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Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015)

This development proposal would effectively be an extension to the Emersons Green settlement and Bromley Heath and would comprise only a small increase to the major expansion of the north fringe of Bristol in this area.

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Please state how your proposal will address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document

Potential future stop for Metro Bus. Sustainable location providing housing and employment opportunities. Improvements to Frome Valley.

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4. SITE OWNERSHIP AND STATUS

- I (or my client/organisation) Is sole owner of the site []
- Owns part of the site []
- Do not own the site []

If you are not the owner, or only own part of the site, do you know who owns the site or the remainder of it (please provide details, including a plan showing site ownerships)

Please see attached ownership plan and key

Does the owner (or other owner(s) support your proposals for the site? [Yes]

Is the land for sale? If so how long has it been on the market?

No

Are there any covenants

Public Right of Way (PROW) runs across the site which can be incorporated

or other legal issues that may restrict development potential? If so please explain. (including wayleaves and easements)

into any development.

Has the land been subject to developer interest e.g. initial interest, a feasibility appraisal, option agreement or contract to purchase? If so please provide details including the nature of the option agreement(s) and purchase contract(s) i.e. fixed / minimum value or subject to planning.

The owners of the land are keen to jointly promote the land for future development. A national house builder has offered to enter into an option agreement with the owners.

Have any utility searches been undertaken?

[Yes]

If so is the site readily serviceable? Please provide details of which utilities are available to the site.

Preliminary work suggests that access and services can be provided to the site in a timely manner.

Have or are consultants engaged to undertake any studies or design work?

[Yes]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

The site has been subject to a pre application enquiry and investigate work by consultant team. An outline application could be brought forward in early 2016.

Please indicate an approximate timescale for delivery (no. of dwellings per year):

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
	<u>40</u>	<u>60</u>	<u>50</u>	

2021/2022	2022/2023	2023+

5. SITE CONSTRAINTS

Has the highway authority been consulted? [Yes]

If so please provide details, of when and any conclusions. [Pre application enquiry](#) [REDACTED]

Has any proposed scheme been financially appraised? [Yes]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner? [Yes]

Can any assumptions and or the appraisal work be provided to the Council? [Yes]

Have any soil investigations been undertaken? [Yes]

If so was any significant contamination found or need for further investigations advised? Please provide details. [No](#)

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

[Green Belt](#)

*With regard general site constraints the Council retains significant information and expertise with regard these issues. The Council **does not** advise that such studies should be commissioned at this time if not already done so. Depending on the Council's initial considerations interested parties will be advised where necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please provide use the box below to provide information of any such interests where known and the details of studies undertaken.

[See pre application enquiry response](#) [REDACTED] - [September 2013](#)

Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

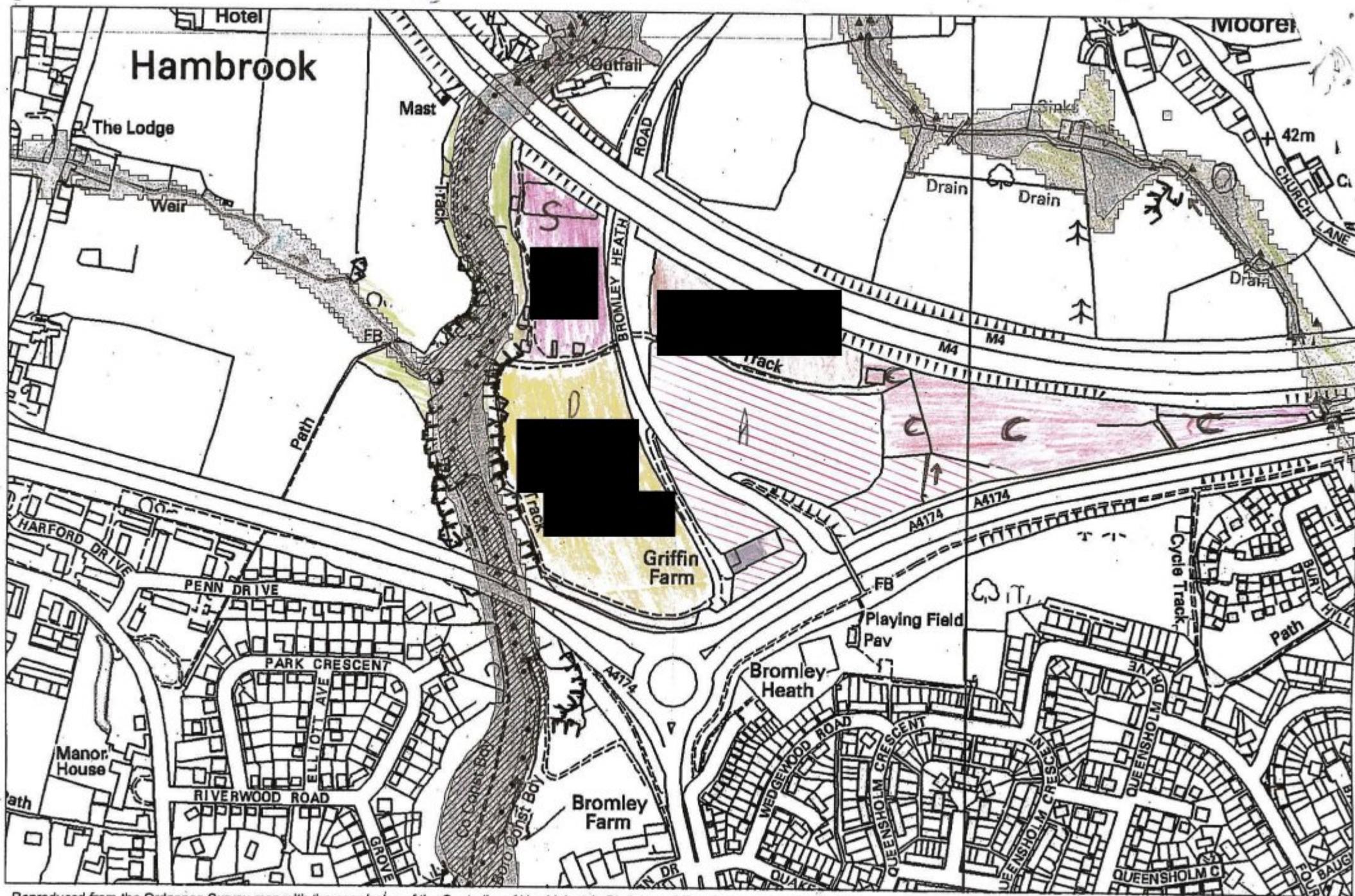
[No](#)

6. ADDITIONAL COMMENTS

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000

[SEE ACCOMPANYING LETTER AND PLAN.](#)

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Date: 30 April 2009
 SLA:
 Scale: 1:5000

SITE OWNERSHIP PLAN

KEY

C = South Gloucestershire Council

B = 

A = 

D = 

S = 